



THE CITY OF SAN DIEGO

**Report to the Mission Bay Park Improvement Fund Oversight Committee**

DATE ISSUED: May 7, 2024

TO: Mission Bay Park Improvement Fund Oversight Committee

FROM: Parks and Recreation Department

SUBJECT: Fiscal Year 2024 Mission Bay Park Improvement Funds – Reallocation of Funds to Mission Bay Construction Projects

**SUMMARY**

Should the Mission Bay Park Improvement Fund Oversight Committee approve the recommendation to reallocate \$2,186,956.00 of Mission Bay Park Improvement Funds in audited revenues received to the following projects:

- Ventura Comfort Station Improvements, CIP# B18227 - \$200,000.00
- South De Anza Basketball Courts and Play Area, CIP# B19173- \$1,100,327.00
- Dusty Rhodes Parking Lot Improvements, CIP# B19158 - \$586,629.00
- Crown Point Playground Improvements, CIP# B19021 - \$300,000.00

Funding will come from the following projects:

- \$139,823.36 from B19177 Bonita Cove East Comfort Station. This project was on hold, waiting to be restarted. It will remain on hold.
- \$226,916.72 from B19178 Bonita Cove East Playground. This project was on hold, waiting to be restarted. It will remain on hold.
- \$357,709.00 from AGF00004 Mission Bay Improvements from project savings.
- \$502,506.92 from B22039 Bahia Parking Lot and Comfort Station. This project will be put on hold.
- \$750,000 from B18223 Adult Fitness Course East Shore. This project is closing and has project savings.
- \$160,000.00 B19029 Santa Clara Playground Improvements. This project is closing and has project savings.
- \$50,000.00 from B19032 Santa Clara Comfort Station Improvements. This project is closing and has project savings.

**Director's Recommendation** – Approve the recommendation listed in this report.

**Fiscal Impact** – The \$2,186,956.00 of MBPIF will allow for the identified projects to begin construction.

**Water and Energy Conservation Status** – Not applicable.

**Environmental** – The allocation of funds will not result in any direct or reasonably foreseeable indirect physical changes in the environment and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(2).

## BACKGROUND

The Mission Bay Park Improvement Fund (MBPIF) is one of two capital improvement project funds to receive revenues from leaseholds in Mission Bay Park. The other fund is the San Diego Regional Park Improvement Fund (RPIF).

The two funds were established by voter approval of revisions to the City Charter, Article V, Section 55.2 (Charter Section 55.2). The initial Charter 55.2 became effective on July 1, 2009 under Proposition C, and a subsequent amendment to Charter 55.2 became effective after voters approved Measure J on November 8, 2016, with those amendments going into effect on December 19, 2016.

Mission Bay lease revenues are allocated by a formula based on Charter Section 55.2 as follows:

- Initial \$20 million of Mission Bay lease revenues goes into the City's General Fund and may be used for any municipal purpose
- Next \$3.5 million goes to RPIF (total lease revenue is \$23.5 million)
- Next \$6.5 million goes to MBPIF (total lease revenue is \$30 million)
- Revenue received thereafter is split at a ratio of 35% to RPIF and 65% to MBPIF

The purpose of the MBPIF is to support capital improvement projects within the City's Capital Improvement Program (CIP) for Mission Bay, as identified in the City Charter or by City Council Ordinance.

## RECOMMENDED BUDGET ALLOCATIONS

Department staff recommends allocating \$2,186,956.00 of MBPIF revenues to the below projects. Funding will come from the following projects:

- \$139,823.36 from B19177 Bonita Cove East Comfort Station. This project was placed on hold during the pandemic due to a revenue shortage. It will remain on hold. Once funding is available, the project can restart design.
- \$226,916.72 from B19178 Bonita Cove East Playground. This project was placed on hold during the pandemic due to a revenue shortage. It will remain on hold. Once funding is available, the project can restart design.
- \$357,709.00 from AGF00004 Mission Bay Improvements from project savings.
- \$50,146.92 from B22039 Bahia Parking Lot and Comfort Station. This project will be put on hold. It was early in design. Once funding is available, the project can restart design.
- \$750,000 from B18223 Adult Fitness Course East Shore. This project is closing and has project savings.
- \$160,000.00 B19029 Santa Clara Playground Improvements. This project is closing and has project savings.
- \$50,000.00 from B19032 Santa Clara Comfort Station Improvements. This project is closing and has project savings.

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The recommended allocation will be added to the City’s CIP through a council action.

Recommended projects are:

- **Ventura Comfort Station Improvements, CIP# B18227 - \$200,000.00**

**Scope:** This project provides design and construction for the replacement of the Ventura comfort station in Mission Bay Park.

**Financial:** To date, \$4,176,611.23 has been allocated to this project, all of it MBPIF.

**Status:** This project is currently in bid and award. It is anticipated to start construction in June 2024 and be complete in April 2025. These funds would fully fund construction.

- **South De Anza Basketball Courts and Play Area, CIP# B19173- \$1,100,327.00**

**Scope:** This project provides for the replacement of the existing playground and repair of the existing asphalt basketball courts within the area known as Playa Pacifica near the old visitors’ center off East Mission Bay Drive in Mission Bay Park.

**Financial:** To date, \$3,73,800 has been allocated to this project, all of it MBPIF.

**Status:** This project is currently in design. It is anticipated to start construction in January 2025 and be complete in April 2026. These funds would fully fund construction.

- **Dusty Rhodes Parking Lot Improvements, CIP# B19158 - \$586,629.00**

**Scope:** This project provides for the repaving of Dusty Rhodes parking lots. It will provide new stripping but maintain the existing stripping layout. It is anticipated the existing pavement will need to be removed. Drainage issues will need to be evaluated and ADA considerations taken.

**Financial:** To date, \$1,199,000 has been allocated to this project, all of it MBPIF.

**Status:** This project is currently in design. It is anticipated to start construction in June 2025 and be complete in December 2025. These funds would fully fund construction.

- **Crown Point Playground Improvements, CIP# B19021 - \$300,000.00**

**Scope:** This project provides for replacing the existing aged play equipment with new state-of-the-art play equipment, designed to incorporate inclusive use, and two age groups of 2 - 5 and 5 - 12-year-olds. Additional design and construction are required for ADA-accessible path of travel upgrades.

**Financial:** To date, \$2,808,500 has been allocated to this project, all of it MBPIF.

**Status:** This project is currently in bid and award. It is anticipated to start construction in July 2024 and be complete in November 2025. These funds would fully fund construction.

RECOMMENDATIONS

The Department recommends approval of the recommended allocation of Mission Bay Park Improvement Fund to the projects listed in this report.

ALTERNATIVES

1. Approve the recommendations listed in this report.
2. Do not approve the recommendations listed in this report.
3. Recommend alternative allocations to specific eligible capital projects.

Respectfully submitted,

*Karen Dennison*

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Approved by:  
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